



## TOWN OF CRESTON

### PUBLIC HEARING AGENDA TUESDAY, MARCH 24, 2015 – 4:00 PM COUNCIL CHAMBERS

*Note: At 4:00 p.m. the Public Hearing will commence in Council Chambers. The regular Council meeting will commence in Council Chambers immediately following the Public Hearing for consideration of the scheduled agenda items.*

**4:00 p.m.**

1. **CALL TO ORDER**

2. **PUBLIC HEARING**

**Proposed Official Community Plan Amendment Bylaw No. 1809, 2015 and proposed Zoning Amendment Bylaw No. 1810, 2015**

*(File: 3360.20.14.02)*

**Applicant:** Chaplin West Ventures

**Subject Land:** 801 Vancouver Street

**Purpose:** The proposed Bylaws would allow the landowner to develop a mixed-use commercial facility within the subject area. As proposed, the permitted uses include: liquor manufacturing; food and beverage services; exhibition, conference or convention facilities; retail; personal services; offices; and, the option to include residential apartment housing.

**Proposed OCP Bylaw Amendment:** If adopted, proposed Official Community Plan Amendment Bylaw No. 1809, 2015 would amend Schedule "B", being the Land Use Map, by changing the designation of Lot 1, District Lot 525, Kootenay District, Plan NEP68799 (801 Vancouver Street) from "Institutional" to "General Commercial". In addition, the Development Permit Area would also be amended from "Seniors Housing and Motel Development Permit Area" to "Mixed-Use Commercial Development Permit Area".

**Proposed Zoning Bylaw Amendment:** If adopted, proposed Zoning Amendment Bylaw No. 1810, 2015 would amend Schedule “A”, being the Zoning Map, by rezoning the property legally described as Lot 1, District Lot 525, Kootenay District, Plan NEP68799 (801 Vancouver Street) from “Comprehensive Development (CD-1) Zone” to a new zone entitled: “Commercial Zone (C-5) - Mixed Use Commercial”.

### 3. **PUBLIC HEARING PROCEDURE**

We are convening this Public Hearing to consider and receive submissions regarding proposed Official Community Plan Amendment Bylaw No. 1809, 2015 and proposed Zoning Amendment Bylaw No. 1810, 2015.

Anyone who believes their interest in property is affected by the proposed Bylaws will be heard, or may make a written submission. No one will be discouraged or prevented from making his or her views heard.

Council members may ask questions of you following your presentation but our function tonight is to listen to the views of the public, not to debate the proposed Bylaws.

After the Public Hearing has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations.

Council has received documents which are available for your review. Please refer to the Public Hearing Binder to review these documents. Written submissions received during the course of these proceedings will be read aloud by staff and subsequently will be added to the Public Hearing Binder.

Your only opportunity to comment on the proposed Bylaws is during the Public Hearing. We are not permitted to receive further submissions once we have closed the Public Hearing.

To maintain order and to ensure that everyone has an opportunity to be heard, here are our rules of procedure:

- a) A Speakers' List is being compiled. Please see the Executive Assistant to ensure that your name is placed on the list at any time throughout the Public Hearing. If you are speaking from prepared remarks, we would appreciate a copy.

We will now take a few minutes to allow for members of the gallery to register for the Speakers' List.

- b) Please begin your remarks by stating your name and address. If you are speaking on behalf of some other person or organization, please identify the name of that person or organization.
- c) Please limit your remarks to 5 minutes (a staff member will time you) and to the subject of the proposed Bylaws. Please be respectful to others.
- d) After everyone has spoken once, you will have an opportunity to speak subsequent times to provide additional information, if you wish and subject to the discretion of the Chair.

If you have any concerns about the rules of the Hearing, please address your comments to me, as the Chair.

#### **4. REPORTS/WRITTEN SUBMISSIONS**

- a) Staff reports received up to 4:00 pm on March 24, 2015:
  - To view the reports to Council, please see the Public Hearing Binder.
- b) Written submissions received up to 4:00 pm on March 24, 2015:
  - To view the written submissions received to date, please see the Public Hearing Binder.

**5. STATUTORY NOTICE**

The statutory notice of Public Hearing was published in the *Creston Valley Advance* on March 12 and 19, 2015 and notices were mailed to owners / occupants within the 60 metre (196 foot) notification area.

**6. STAFF COMMENTS/PRESENTATION****7. APPLICANT'S PRESENTATION**

Does the applicant wish to provide a presentation.

**8. PUBLIC INPUT**

- a) I will now call for public input – first time speakers as per the Speakers' List.
- b) I will now call for second time speakers – does anyone wish to speak for a second time?
- c) Does Council have any comments or questions?
- d) Is there any further public input?

**9. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING**

Does Council require a further staff report for additional information?

- a) If NO, please be reminded that Council members are not permitted to receive further submissions now that the Public Hearing is closed.

**RESOLUTION:**

THAT all written and oral submissions regarding proposed Official Community Plan Amendment Bylaw No. 1809, 2015 and proposed Zoning Amendment Bylaw No. 1810, 2015 up to and including the March 24, 2015 Public Hearing be received and that the Public Hearing be closed.

- b) If YES, the Public Hearing is recessed.

RESOLUTION:

THAT staff report back to Council regarding proposed Official Community Plan Amendment Bylaw No. 1809, 2015 and proposed Zoning Amendment Bylaw No. 1810, 2015 and that the Public Hearing be recessed to Tuesday, April 14, 2015, at 4:00 p.m., in Council Chambers.